



City of Columbus
Mayor Michael B. Coleman

University Area Review Board

109 North Front Street, First Floor
Columbus, Ohio 43215-9031
(614) 645-6096 (614) 645-1483 fax

MEETING SUMMARY

date	February 24, 2011
place	Northside Branch Library 1423 North High Street
time	6:30pm - 8:00pm
members present	Ted Goodman, Frank Petruziello, George Kane, Bill Graver, Doreen Uhas-Sauer, Pasquale Grado
members absent	Brian Horne

A.	Approval of Minutes
motion	Postpone till next month
comments	Mr. Ferdelman addressed a group of Ohio State Planning Students regarding the history of the UARB.

B.	Applications for Certificate of Approval
1.	2412 North High Street Curry & Hurry
applicant:	Mohammad Rahaman (Owner)
to be reviewed:	signage, code enforcement
6:30 – 6:55	

Mr. Ferdelman presented several slides and reviewed the facts of the application. Mr. Rahaman described how the sign was modified from the previous owner. The Board and Applicant discussed the appropriate text on the sign.

motion	To approve the existing non compliant sign on the condition: <ul style="list-style-type: none">• That the bottom line of vinyl letters, Carry Out Only and 614-261-7671, be removed from the sign.
motion by	Mr. Grado / Mr. Kane
vote	6-0 to Approve

2.	1589 North High Street AT&T
applicant:	Darrin Gray (Sign Vision Co., Inc.)
to be reviewed:	signage, awnings
6:55 – 7:05	

Mr. Ferdelman presented several slides and reviewed the facts of the application. Mr. Gray explained the graphics package. Mr. Petruziello asked the height of the of the existing AT&T sign. Mr. Gray stated the existing sign is 18" high, the proposed is 30" high. Mr. Petruziello explained that he would support a sign that was a little larger than the existing but not as large as proposed. Mr. Goodman stated that a 20% reduction would do it. Mr. Grado stated that the awnings should be lowered and be of the same dimensions of the existing awning. Mr. Ferdelman found the approved sign and confirmed that the globe measured 20" and the text measured 16" in height. Mr. Gray stated that his company built the adjacent Inta Juice sign and it's text measures 22" in height. Mr. Petruziello stated that a text height of 22" would probably be most appropriate. The Board and Applicant discussed the expansion of the store and how all details had to match, except that the sign over the existing storefront must come down.

motion	To approve the proposed signs and awning on the condition: <ul style="list-style-type: none">• That the AT&T text shall be a maximum height of 24"; the Logo shall be a maximum height of 32".• That the existing sign over 1593 North High Street shall be removed and the mounting holes shall be filled and the surface patch and repaired like new.• That the awning shall have the exact section, construction, color, proportions and details of the existing awnings.• That the quarter ball logo is appropriate, but the AT&T text on the drop are not appropriate
motion by	Mr. Petruziello / Mr. Kane
vote	6-0 to Approve

3.	2167 North High Street	Champs Bistro
applicant:	Matt Griffith (High Tech Signs), Dick Bigham (Dick Bigham Signs)	
to be reviewed:	signage	
7:05 - 7:15		

Mr. Ferdelman presented several slides and reviewed the facts of the application. Mr. Griffith explained the details of the sign. Ms. Uhas-Sauer asked whether the previous sign was approved by the UARB. Mr. Ferdelman stated that the sign was not reviewed by the UARB. Mr. Grado stated that the Pizza Pan restaurant was approved some years ago. Mr. Goodman acknowledged that the background should be opaque. Mr. Petruziello stated that the football should read better on the sign.

motion	To approve the application for refacing an existing sign on the condition:
	<ul style="list-style-type: none"> • That the background of the sign face shall be opaque. • That the text and Logo should be the only illuminated portions of the sign. • That the football shape shall be completed in form by a thin outline which will be illuminated. • That the chains below the sign shall be removed.
motion by	Mr. Petruziello / Mr. Graver
vote	6-0 to Approve

4.	1714-1716 North High Street	Big Bar
applicant:	John Massimiani (Owner), Brent Racer (New Avenue Architects & Engineers)	
to be reviewed:	rooftop patio	
7:15 – 7:35		

Mr. Ferdelman presented several slides and reviewed the facts of the application. Mr. Racer described the 1400sf patio concept that would occupy the roof of the Newport Building. Mr. Petruziello inquired whether the structural needs have been vetted. Mr. Racer stated that the in-house engineer has looked over the proposal. Mr. Racer clarified modifications in the proposal from a cantilevered deck to one contained on the roof. Mr. Goodman asked about the canopy shown in the proposal. Mr. Racer described the canvas canopy and pole system, instead of umbrellas. Mr. Grado commented that he was concerned with the asymmetrical design offsetting the symmetry of the Historic Newport Building. Mr. Racer replied that it is his opinion that the asymmetry will not be perceived, most of the patio will be obscured by the parapet of the Newport. Mr. Graver commented in favor of the proposal. Ms. Uhas-Sauer stated that she “surprisingly” likes parts of the proposal, but the heights of the components (walls) are problematic. Mr. Racer offered that the patio structure will actually be two feet lower based on new steel design. Mr. Kane stated that the current proposal is significantly better than the previous proposal from a few years ago; he stated concern about the section closest to the West wall. Mr. Petruziello stated that he prefers the cantilevered proposal; the current proposal needs a little more work. Mr. Petruziello concurred that the deck was a little too close to the West parapet. Mr. Goodman expressed his support of the proposal; though the rooftop patio will be more visible up and down the street. Mr. Goodman continued that what goes on the rooftop should be interesting; the stretched canvas canopy will be interesting. Mr. Petruziello referenced Casa Mila by Antonia Gaudi as a good example of using a rooftop.

notes	Things to consider:
	<ul style="list-style-type: none"> • Reduce the height of the walled portion at the North. • Move the deck away from the West parapet. • Interesting shapes of canopy and other fixtures • Remove graffiti from parapet.

5.	36 Norwich Avenue	Buckeye Real Estate Office
applicant:	Barry Jardine (Architect), Wayne Garland (Owner)	
to be reviewed:	building and site	
7:35 – 8:00		

Mr. Ferdelman presented several slides and reviewed the facts of the application. Mr. Jardine described the changes to the plan. Mr. Grado asked about the railing across the two floors. Mr. Garland stated that they are not decks. Mr. Jardine stated that it is an architectural devise to clear up the elevation. Mr. Grado asked why the overhang over the recessed door should be there. Mr. Jardine stated that it is another aesthetic tool. Mr. Graver stated his approval of the proposal, but keeping as much of the original building is important, the canopy over the recessed door should not be a part of the design. Ms. Uhas-Sauer stated that she was pleased with the presentation and reflected on how she met her former husband in front of the church and was married at the church but time moves on. Mr. Kane stated that the canopy neither adds nor detracts from the design. Mr. Petruziello stated no opposition. Mr. Goodman expressed concern over the rainwater leaders and where the water landed and that the drawings are not final. Mr. Grado and Mr. Petruziello stated that the canopy should be decided now. Mr. Garland stated that the canopy will go. Mr. Goodman commented that the drawings still lack detail, especially how the flashing is handled at the roof.

motion	To approve the application for remodeling of the existing building for a rental office, an addition of a second floor for offices on the Eastern portion of the building and a new parking garage at the rear (North) portion of the site; on the condition:
	<ul style="list-style-type: none"> • That the canopy over the South entrance is removed from the proposal.
motion by	Mr. Graver / Mr. Kane
vote	6-0 to Approve

C. Staff Issued Certificates of Approval

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| • | 1866 Summit Street (Go Co) | reface sign |
| • | 1380-1382 Indianola Avenue | roof & doors |
| • | 59 East Norwich Avenue | roof |
| • | 2259 North High Street | roof |

D. Board Approved Applications Issued Certificates of Approval

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| • | 20 East 11 th Avenue
(Student Legal Services) | modifications approved 01/27/2011 | issued 01/31/2011 |
| • | 1546 North High Street
(Ugly Tuna Saloon - Patio Enclosure) | enclosure approved 01/27/2010 | issued 01/31/2011 |
| • | 1434 North High Street
(High-Up – Projecting Sign) | sign approved 01/27/2010 | issued 02/16/2011 |

E. Next Meeting

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| • | Thursday March 24, 2010 / 6:30pm / Northside Branch Library / 1423 North High Street |
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